

Board of Adjustment



Agenda

GARRETT MCCRAY - CHAIR

NICHOLAS LABADIE – Vice-Chair
TYLER STRADLING
CAMERON JONES

GREG HITCHENS
DIANNE von BORSTEL

December 14, 2010
City Council Chambers - Lower Level
57 East First Street

4:30 p.m. STUDY SESSION

- A. Medical marijuana ordinance
- B. Fireworks
- C. Zoning Ordinance Update
 - 1. Comment and Adoption Process
 - 2. Public Hearing Notice
 - 3. General process
- D. Discussion of items listed on the Public Hearing Agenda

5:30 p.m. PUBLIC HEARING

- A. CONSIDER MINUTES FROM THE NOVEMBER 9, 2010 MEETING.
- B. CONSENT AGENDA: Items listed with an asterisk (*) will be added to the Consent Agenda. All items on the Consent Agenda will be considered as a group by the Board of Adjustment and will be enacted with one motion. There will be no separate discussion of these items unless a Board member or a citizen so requests. If a request is made, the item will be removed from Consent Agenda and considered as a separate item following adoption of the Consent Agenda.
- C. CONSIDER THE FOLLOWING CASES (PUBLIC HEARING):
 - 1. BA10-065 3520 East Brown Road (Council District 1) - Requesting a Special Use Permit to allow a Commercial Communication Tower in the AG zoning district. (PLN2010-00322)
Continued from the November 9, 2010 meeting

Staff Planner: Angelica Guevara
Staff recommendation: Approval with conditions
Board decision: **Approved with conditions**

2. BA10-066 1455 North Shill Drive (Council District 1) – Requesting: 1) a Special Use Permit (SUP) to allow livestock and 2) a Variance to allow a fence to exceed the maximum height allowed in the front setback, both in the R1-6 Zoning District. (PLN2010-00253)

Staff Planner: Lesley Davis

Staff recommendation: Denial

Board decision: Approved with conditions

- *3. BA10-067 3558 East McDowell Road (Council District 5) – Requesting: 1) a Special Use Permit (SUP) and 2) a Development Incentive Permit (DIP), both to allow the development of an assisted living facility in the O-S Zoning District. (PLN2010-00289)

Staff Planner: Wahid Alam

Staff recommendation: Approval with conditions

Board decision: Approved with conditions

- *4. BA10-068 1709 North Greenfield Road (Council District 5) - Requesting a Substantial Conformance Improvement Permit (SCIP) to allow the expansion of an existing charter school in the M-1 zoning district. (PLN2010-00315)

Staff Planner: Wahid Alam

Staff recommendation: Approval with conditions

Board decision: Approved with conditions

- *5. BA10-069 1940 South Country Club Drive (Council District 1) - Requesting a Special Use Permit (SUP) to allow a commercial communication tower to exceed the maximum height allowed in the C-3 zoning district. (PLN2010-00327)

Staff Planner: Tom Ellsworth

Staff recommendation: Approval with conditions

Board decision: Approved with conditions

6. BA10-070 2262 South Orange (Council District 3) - Requesting a Variance to allow a shade structure to encroach into the required side yard in the R1-6 zoning district. (PLN2010-00341)

Staff Planner: Lesley Davis

Staff recommendation: Denial

Board decision: Continued for 30 days

- *7. BA10-071 2050 West Dixon Street (Council District 1) - Requesting a Variance to allow an existing carport to be converted into a garage encroaching into the required side yard in the R-2 PAD zoning district. (PLN2010-00345)

Staff Planner: Angelica Guevara

Staff recommendation: 60- day continuance to the February 8, 2011 meeting

Board decision: Continued for 60 days

- *8. BA10-072 2710 East Main Street (Council District 2) – Requesting a Special Use Permit (SUP) for a Comprehensive Sign Plan in the C-2 zoning district. (PLN2010-0351)
- Staff Planner: Angelica Guevara
Staff recommendation: Approval with conditions
Board decision: Approved with conditions
- *9. BA10-073 2345 North Horne (Council District 1) – Requesting a Special Use Permit (SUP) to allow a Commercial Communication Tower in the R1-43 zoning district. (PLN2010-00344)
- Staff Planner: Wahid Alam
Staff recommendation: Approval with conditions
Board decision: Approved with conditions
- *10. BA10-074 915 North Val Vista Drive (Council District 2) - Requesting a Special Use Permit (SUP) for a Comprehensive Sign Plan in the R1-15 PAD zoning district. (PLN2010-00356)
- Staff Planner: Lesley Davis
Staff recommendation: Approval with conditions
Board decision: Approved with conditions

D. OTHER BUSINESS:

None

E. ITEMS FROM CITIZENS PRESENT.

None